

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts and as a total 40 acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING,** so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Executor's Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place 15 days after presentation of marketable title. Costs for an insured closing shall be shared 50:50 between

Buyer(s) and Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in May 2014 and thereafter. Buyer(s) shall be responsible for the 2013 Ditch tax.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



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Indiana

Monon, Indiana • White County

40.8[±] Acres LAND AUCTION

Offered in 2 Tracts



JANUARY 2013						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

800.451.2709

SchraderAuction.com

Indiana

LAND AUCTION

Monon, Indiana • White County

40.8[±] Acres

Offered in 2 Tracts

- Country Home & Barns
- Productive Tillable Land



WEDNESDAY, JANUARY 23RD • 5PM EST



Indiana

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SCHRADER
Real Estate and Auction Company, Inc.

AUCTION LOCATION: White County 4-H Fairgrounds. From US 421 & US 24 (Reynolds) take US 24 approximately 5 blocks east to CR 25 E, then go north to White County Fairgrounds.

PROPERTY LOCATION: From Monon, IN (US 421) take Park Road approximately 1 mile east to CR 100W & Park Road (700 N).

TRACT DESCRIPTIONS:

TRACT 1: This 2.3± acre tract of land with a 2003 home with 1120 sq. ft. of living area. This home has 2 bedrooms, large living room, eat-in kitchen and bathroom. This home has 2 wooden decks and a 4' plus crawl space. Also, there is a 2010 15'x25' detached garage; a 40'x106' barn with 4 horse stalls with a 24'x24' lean to built in 2007. This tract would make a great mini farm for horses or some cattle.



INSPECTION DATES:
Thurs., December 27th • 3-5PM EST
Thurs., January 10th • 3-5PM EST



TRACT 2: A 38.5± acre tract of land with 18.1 acres tillable with more land could become tillable. This tract has frontage on CR 700 N.

Real Estate Taxes (2011 Pay 2012)

Real Estate Tax - \$564.52/6 months
Ditch Tax - \$24.35/year

OWNER: John A. Worm Estate, John H. Worm Executor
AUCTION MANAGER: Jim Hayworth 888.808.8680 or 765-427-1913

SCHRADER 800-451-2709
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